

DEVELOPMENT ADVISORY COMMITTEE MINUTES

The Development Advisory Committee (DAC) met on Wednesday, October 1, 2014 at 9:00 a.m. in the Second Floor Conference Room, 220 South Main Street, Bel Air, Maryland. The meeting was chaired by Moe Davenport, Department of Planning and Zoning.

The following members were in attendance:

Len Walinski	Health Department
Robin Wales	Department of Emergency Services
Bill Snyder	Harford County Fire/EMS
Mike Rist	DPW Engineering
Shane Grimm	Planning and Zoning
Ron Marney	Planning and Zoning
Mark Logsdon	Sheriff's Office
Rich Zeller	State Highway Administration
Patrick Jones	Harford Soil Conservation District

Also in attendance were:

Jason Traband, CNA Inc.	Dion F. Guthrie
Joseph & Paula Kreutzer	Valek Zarski, BLDG, Inc.
Joe Roman	John Povalac, BLDG, Inc.
Tommie W. Prevette	David Roberson

Moe Davenport, of the Department of Planning and Zoning, welcomed everyone to the meeting. He explained there were two plans on the agenda. Mr. Davenport explained that a brief presentation will be given by the consultant for the project. The DAC members will give their comments on the project. The meeting will then be opened up for anyone in attendance that may have questions or comments. If anyone has questions that are not answered, there are information request forms that can be filled out and submitted to the Department of Planning and Zoning and they will be responded to in writing. There is an attendance sheet circulating for everyone to sign. If a correct address is given, a copy of the minutes will be mailed or e-mailed. The minutes will also be published to the Department of Planning and Zoning's website.

DUNKIN' DONUTS/BASKIN ROBBINS – JOPPATOWNE SHOPPING PLAZA

Located at the southwestern corner of the intersection of Pulaski Highway (Route 40) & Joppa Farm Road. Tax Map 64; Parcel 240. First Election District. Council District A. Planner Shane.

Plan No. S14-108 Demolish Pizza Hut & construct Dunkin' Donuts/Baskin Robbins Bldg.; 16.4651 acres; B3.

Received 09-03-14 Joppatowne GP Ltd Ptnsp/Greater Potomac Associates, Ltd/BLDG.

John Povalac of BLDG Engineering presented the plan. The site is a redevelopment which demolishes an existing Pizza Hut restaurant and reconstructs the site with a Dunkin Donuts/Baskin Robbins store. The proposed store will have basically the same footprint with a drive thru lane and an outdoor seating patio area. There will be some parking reconfiguration and a few spaces added next to the existing Wendy's. The limit of disturbance will be very minimal with most of the parking lot changes by mill and overlay and restriping. The project meets the stormwater

management requirements with reduction of impervious areas and a grass channel, ESD facility. There is an existing water and sewer service that will be utilized for the project. The existing shopping center has access points from either Joppa Farm Road which is a full access movement, fully signalized intersection or Pulaski Highway which has a right turn in/out to the site. The building is situated so as to not interfere with the existing traffic patterns for the other businesses. The site is located in the Chesapeake Bay Critical Area. The redevelopment requirements are being met by reducing the impervious area on the site.

Emergency Services - Robin Wales

The Department requests that the building display 8"-10" address numbers and letters or a size that can be clearly visible from Joppa Farm Road.

If not a manned 24 hour operation, Emergency Services must have a list of at least three emergency contacts for notification, response and securing purposes.

Volunteer Fire and E.M.S. – Bill Snyder

For all new or altered buildings with an automatic sprinkler system or a supervised, automatic fire detection system, a Knox Box must be installed per NFPA 1, Part III, 3-6. They shall be keyed for the Joppa-Magnolia Volunteer Fire Company: 410-676-0888.

Health Department – Len Walinski

The site is serviced by public water and sewer.

The Health Department must review and approve all food service and building plans prior to issuance of the building permit, and a food service package must be completed. To request a food service facility review package, the owner or his/her agent should contact Mrs. Lisa Kalama at 410-877-2332. If the plan is recognized as a prototype plan, review will be required by the Department of Health and Mental Hygiene (DHMH), Division of Food Control. Questions should be directed to Ms. Gwendolyn John at 410-767-8412.

Any buildings to be razed will require a demolition permit that is secured through the Department of Planning and Zoning. All aspects of the demolition work must be reviewed, approved and completed to the satisfaction of the Health Department. This includes, but is not limited to, the abandonment of any wells and septic systems, the management of asbestos, hazardous materials, solid wastes, and the removal of underground storage tanks. All documentation concerning the demolition work must be forwarded to the Health Department. If there are any questions concerning the demolition work, please contact Mr. Joe DeLizia or Mr. Rich Gordon of the Health Department's Air/Waste Division. They can be reached at 410-877-2335 or 410-877-2326.

The owner/developer is reminded that during the development of this project when soil moisture conditions are low, measures must be implemented to prevent the generation of dust until a permanent vegetative cover is established and all paving is completed.

Water and Sewer – Darryl Ivins

The following comments shall be included as conditions of site plan approval for the above-described project:

The Commercial Service Application Number 19781 must be added to the title block of the site plan submitted with the Application for approval.

Any sewer cleanouts that are located within the paved area shall be installed using the County cleanout in paving detail S-28. The detail shall be shown on the utility plan and referenced on the plan and/or profile drawing.

The Division of Water and Sewer requests that the Developer contact the Division so that we may perform an informational field audit prior to removing the plumbing fixtures in preparation for demolition. Contact the Abingdon Maintenance Office at 410-612-1612 to schedule the field audit.

A Commercial Service Application must be completed by the owner and approved by Harford County before a building permit will be issued for this project. Contact Ms. Patti Bankert of the Division of Water and Sewer New Connection Services at 410-638-3300 x1467 for additional information.

DPW – Engineering – Mike Rist

A grading permit or standard sediment control plan shall be required for land disturbing activities exceeding 5,000 sf.

Stormwater management shall be provided and designed to the redevelopment criteria of the Harford County Code and the 2000 Design Manual as amended by Supplement 1.

A stormwater management concept plan has been submitted for review. Comments must be addressed on subsequent stormwater plan submittals.

The final stormwater management plan shall be approved prior to the issuance of a grading permit. A stormwater management permit is required prior to the issuance of a building permit.

Maintenance of the stormwater management facility is the responsibility of the lot owner.

All pavement striping and traffic control signs shall conform to the Manual on Uniform Traffic Control Devices and State Highway Administration Supplement.

Sheriff's Office – Mark Logsdon

No comment.

State Highway Administration – Rich Zeller

SHA has determined that the existing access on US 40 is adequate to serve this use. No entrance or road improvements will be required at this time. The site plan does not propose any changes within SHA right of way; therefore, SHA has no objection to site plan approval.

Department of Planning and Zoning – Shane Grimm

Further explanation of the on-site traffic movement, including the drive thru aisle, was requested.

Mr. Povalac demonstrated the movement on the site plan and added that directional signs and pavement striping would be installed in several locations. He also showed the location of the proposed 40' x 12' loading area for delivery trucks.

The Department also requires that a photometric plan be submitted.

The ten percent calculation worksheet must be completed for the site. Completing the worksheet will assist in determining if the proposed grass swale will satisfy the nutrient reduction requirement for the development of the site. A Limit of Disturbance plan is also required to ensure that there is no disturbance within the area of the flood plain.

It is noted that the property is also located adjacent to green infrastructure, which is a mapped network of natural hubs and corridors through which wildlife and other biological processes are maintained. Impervious surfaces should be minimized and if on-site soil types preclude infiltration, stormwater management facilities should be designed to slow down runoff.

Additional comments from DAC members included:

Mr. Snyder indicated that the local fire chief had inquired about the possibility of conducting non-burn training prior to the demolition of the structure.

Comments were invited from the public.

Councilman Dion Guthrie spoke to the project which is located in his District. He said he had received many favorable responses with regard to the project. It has been some time that the building has set vacant and the citizens were looking forward to the redevelopment. He asked about the timing of the project.

Mr. Davenport replied that it generally takes 4-6 weeks for Planning and Zoning approval and then it is dependent on how long it takes to receive the engineering documents, stormwater management and grading submittals, etc. The demolition permit may be approved prior to the plan approval.

2016 DURHAM ROAD – LOTS 2-5

Located on the east side of Durham Road; south of Furnace Road. Tax Map 32; Parcel 73. Fourth Election District. Council District B. Planner Ron.

Plan No. P14-109 Create five residential lots; 56.282 acres; AG.

Received 09-03-14 Edward & Jean Callary/CNA, Inc.

Jason Traband of CNA presented the plan. The plan is to subdivide the portion of the property that is on the east and south side of Durham Road into four residential lots. There was a previous family conveyance lot split off in 2001 which is currently identified as parcel 459. There will be four houses all served by private well and septic. Perc tests were completed on September

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15th and all passed. Stormwater will be handled on site. The houses will be served by dry wells and the driveways will be served by a combination of grassed swales and landscape infiltration.

Emergency Services - Robin Wales

Lot 3 will be addressed as 2011 Durham Road, lot 2 as 2015, lot 4 as 2019 and lot 5 as 2023 Durham Road. These addresses will work, if available, displayed properly and approved by Planning and Zoning.

Volunteer Fire and E.M.S. – Bill Snyder

No comment.

Health Department – Len Walinski

The plan proposes to create four single family residential lots from an existing parcel. Lots 2 thru 5 are unimproved and will be serviced by individual wells and on-site disposal systems. Soil tests were conducted on September 15, 2014.

Currently, the consultant is providing 20,000 sf septic reserve areas (SRA) for new Lots 2 through 5. Per Harford County Code of Local Law Chapter 216, the SRA may be a minimum of 10,000 square foot or adequate in size to accommodate an initial OSDS and three future replacement OSDS based on a four bedroom dwelling, whichever is greater. If the consultant elects to reduce the SRAs on either lot to less than 20,000 sf, the consultant will need to provide an OSDS design for that lot(s) providing the initial OSDS design layout and the layout for three future OSDS layouts meeting all required setbacks and design standards. The design must also evaluate the need for a pump system and include that in the system layout. The consultant needs to contact Mr. Leonard Walinski at 410-877-2317 for minimum OSDS design information.

Prior to final plat approval, the following is required:

The consultant/applicant must make application for a “Notice of Exemption to Appropriate and Use Groundwater”. The completed application is to be submitted to the Health Department and, upon processing, the completed application will be forwarded to the Maryland Department of the Environment.

The final plat must bear the well, septic reserve area, and the plat plan notes. The square footage amount of each septic reserve area must be clearly labeled on the final plat.

DPW – Engineering – Mike Rist

A sediment control plan and a grading permit will be required for the development of this site. Sediment controls are to be designed to the specifications as set forth in the Maryland Standards for Erosion and Sediment Control, latest edition.

Stormwater management must be provided in accordance with the 2000 Design Manual as amended by Supplement 1.

A stormwater management concept plan has been submitted for review and must be approved prior to preliminary plan approval. Comments must be addressed on subsequent stormwater plan submittals.

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The final stormwater management plan shall be approved prior to the issuance of a grading permit. A stormwater management permit is required prior to the issuance of a building permit.

Stormwater management practices designed for and located on individual lots shall be constructed and inspected prior to the issuance of use and occupancy permits. Practices located on individual lots are the maintenance responsibility of the lot owner.

Access permits are required for the proposed driveways.

The driveways must be paved within the County right of way prior to issuance of any use and occupancy permits and provide adequate site distance for a 30 mph design speed.

Monumental masonry mailboxes or structures shall not be constructed within the right of way.

A 30' right of way dedication is required along Durham Road. The curve radius and right of way for curve C4 should correspond to a 30 mph design.

Sheriff's Office – Mark Logsdon

Ensure that each address is clearly marked for first responders.

State Highway Administration – Rich Zeller

SHA has no objection to preliminary plan approval as access is to a county road and there are no right of way impacts to SHA.

Department of Planning and Zoning – Ron Marney

Lots 2-5 are subject to the Forest Conservation Regulations.

The current school attendance area for Lots 2-5 includes Jarrettsville Elementary School, Fallston Middle School, and Fallston High School. In accordance with the recent updates to the Annual Growth Report, none of these schools capacities are over 105% of the State rated capacities.

Comments were invited from the public:

Paula Kreutzer has adjoining land to the proposed lots and her main concern was for her well. She asked how this plan would affect area wells.

Mr. Walinski replied there has no problem with wells going dry in the area. He did not expect there to be a problem with adding these four wells. He noted how the groundwater gets recharged.

Ms. Kreutzer noted there was a lady at the corner of Route 165 and Furnace Road who had four wells dug and could not find water. She has had to tap into her daughter's well next door.

Mr. Walinski explained that if there were problems getting water or an adequate yield test, the site could not be developed. The perc tests are completed first and the well needs to be drilled prior to issuance of the building permit to be sure of an adequate water supply. The minimum is one gallon per minute for a new well.

Ms. Kreutzer asked if the property could be subdivided again in the future.

Mr. Marney replied that the property had no further development rights and if they were to acquire rights, the minimum lot size for AG property is two acres.

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Mr. Davenport added that there are two (4) acre lots proposed but given the septic and the lot configuration, it will be very difficult to further subdivide. He did not know if the Callary family had any remaining family conveyances but under State law, the maximum is seven lots. There are remaining lands on the other side of the road.

Joseph Kreutzer asked about the total acreage of the property.

Mr. Traband said it was approximately 16 acres. The overall parcel is about 66 acres which includes the remaining lands.

Ms. Kreutzer asked what the circles indicated on the plan.

Mr. Traband explained they indicated the 100' well radius. No septic reserve areas can be within the radius.

Tommie Prevette, 2100 Durham Road, commended the professionalism of the CNA associates who performed the site survey. He asked about street lighting and timing of construction and noted the traffic/traffic speed was an issue in the areas of Baldwin Mill and Hess Roads. He requested the Sherriff's Office give the area some attention. He explained how many cars make a cut thru Durham Road to get over to Hess Road.

Mr. Rist replied that no additional street lighting was required.

Meeting adjourned at 9:28 a.m.